



15-17 High Street, Purley, Surrey, CR8 2AF

Long leasehold Class E investment let to Boots Pharmacy for sale.

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Price: Offers in excess of £525,000 long leasehold

LOCATION: - The property is situated with a triple frontage to High Street, Purley which is a busy one-way link road between Purley Road and Brighton Road in the centre of Purley. The property shares the locality with a mixture of multiple and more local and specialist trades with multiples including Ladbrokes, Rowland Brothers, Card Factory, Barnardo's, Sainsbury's Local. Purley leisure centre is virtually opposite the subject property. There is also a nearby multistorey car park which services the area generally. There are short-term parking bays available along Purley High Street which encourages quick stop trade to the locality. The property is just a short walk from Purley mainline station. The surrounding area is a densely populated residential catchment which is reasonably affluent in nature.

DESCRIPTION: - The property comprises a large triple fronted ground floor commercial unit, occupied by Boots Pharmacy, and recently subject to a lease renewal. The property is arranged as a large sales area, well in excess of 2,500ft², with over 1,500ft² of ancillary space. The property has access for loading. The property has solid floors, a suspended ceiling, air conditioning (not tested) and concertina doors leading to the loading area.

ACCOMMODATION: -

Gross frontage	15.2m
Internal width	15.21m widening to 16.59m after 6.8m and narrowing to 12.09m after a further 4.37m
Shop depth	16.73m ²
Built depth	28.71m
Net sales area	265.14m ² (2850ft ²) approx.
Mezzanine pharmacy area	6.85m ² (75ft ²) approx.
Rear store	123.35m ² (1,325ft ²) approx.
Rear secure office	8.32m ² (90ft ²) approx.
CCTV room	6.25m ² (67ft ²) approx.
Breakout/staff room	16.5m ² (178ft ²) approx.
Overall total	426.41m ² (4,590ft ²) approx.
Male & female WCs	

TENURE: - The property is to be offered by way of a disposal of a head leasehold interest for a term of 999 years from and including 11/12/2017 at a peppercorn rent. The property is subject to an occupational lease in favour of Boots UK Ltd (00928555) for a term of 5 years from 17/09/2025 at a passing rent of £39,500 plus VAT per annum exclusive. The underlease contains a tenant's option to determine the lease at the end of the 3rd year and is held on effectively full repairing and

insuring terms by way of direct and indirect covenant.

Boots UK Ltd is a long-established High-Street pharmacy and retailer, established in 1968. The latest published accounts for the period ending 31/08/2024 show a gross turnover of approximately £7.3bn and a profit after tax of £211m.

USE/PLANNING: - We understand the property currently falls within Class E (Retail / Office) of the latest Town and Country Planning (Use Classes) Order and is currently occupied by Boots as a retail pharmacy.

PRICE: - Offers in excess of **£525,000 (plus VAT)** are sought for our client's virtual freehold interest subject to the occupational lease. The current passing rent reflects an ITZA figure of circa £20.43 psf or under £9 psf overall. This is considered to be well below the tone of rents established in the locality suggesting future growth, particularly if the property is subject to a breakup.

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Viewings by prior arrangement - call our team for more information.

HNF Property for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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2) no person in the employment of HNF Property has any authority to make or give any representative warranty whatever in relation to this property.

Date: 07/10/2025



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RECENT MARKET TRANSACTIONS: -

909-911 Brighton Road. (Junction with the High Street). Let in 2025 at **£42.80 ITZA.**

14 High Street. Let in December 2023 at **£41.60 ITZA.**

32a High Street. Let in June 2025 at **£56.18 ITZA.**

16-18 High Street. Let in November 2025 at **£43.55 ITZA.**

BUSINESS RATES: -The property has a rateable value of £46,500 from 01/04/2023 valuation date. Enquiries should be made of the Valuation Office Agency in this regard.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The property has an air conditioning inspection certificate valid until 23/07/2030.

VAT: - We understand that VAT is chargeable on rents and capital figures in respect of this property. Prospective purchasers buying in a VAT-registered vehicle should be able to treat the transaction under the TOGC provisions (Transfer of a Going concern) as the property is fully let.

VIEWINGS: -Viewings by prior arrangement – please telephone 0208 681 2000

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